



CITY OF PLAINFIELD
PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

Alex Ruiz, Chairman
Mary Burgwinkle, Vice Chairwoman

ZONING BOARD OF ADJUSTMENT
MEETING AGENDA

DATE: WEDNESDAY FEBRUARY 6, 2019

TIME: 7:00 P.M.

LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE

REVISED*

I. CALL TO ORDER

NOTE: Cellular phones are to be turned off during the Board meeting, unless otherwise stated. (Subject to change by the Board Chairman)

II. OPEN PUBLIC MEETING STATEMENT

"The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance with the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

V. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

VI. MINUTES - none

VII. RESOLUTION (MEMORIALIZATION(S))

*1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|---|------------------------|---|-------|--------|-------------------|
| ZBA-2018-11 | East Fifth Street, LLC | 301-311 E. 5 th Street / 411-419 Roosevelt Avenue (corner lot) | 606 | 48.01 | MU Mixed Use Zone |
| 9/5/18 carried; 11/7/18 carried; 12/5/18 carried; January 16, 2019 approved | | | | | |

- The applicant is requesting for certificate of nonconformity for automobile body shop, automobile dealership, and automobile repair shop.

VIII. DEVELOPMENT APPLICATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|--------------------|------------------|-------|--------|--|
| ZBA-2018-32 | Pontoon Properties | 300 A Park Ave | 101 | 1 | TODD/CBD Transit Oriented Development Downtown-Central Business District |

- The applicant is requesting to construct twelve (12) unit residential apartment building. No parking spaces are provided.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-----------------------|---------------------------|-------|---|------|
| ZBA-2015-32 | Shiloh Baptist Church | 515 W. 4 th St | 772 | 9; 10.02; 19; 25; and 36.01 | |

- The applicant is requesting an extension of time to construct parking lot approval for the house of worship.

3)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|--------------|---------------------|-------|--------|---|
| ZBA-2018-38 | Charles Gray | 334 Garfield Avenue | 340 | 2 | TODN-TSR2 Transit Oriented Development Netherwood-Trainside Residential 2 |

- The applicant is seeking an appeal of the city Zoning Officer's decision denying an after-the-fact driveway expansion and demolition of a detached garage.

4)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-----------------|--------------------------------|-------|--------|--|
| ZBA-2018-35 | J&C Realty Inc. | 120-128 W. 7 th St. | 712 | 2 | TODD-TD Transit Oriented Development Downtown-Transit District |

- The applicant is seeking an appeal of the city Zoning Officer's decision denying a house of worship and wall sign.

5)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|--------------------------------------|-------------------------------------|-------|--------|--|
| ZBA-2018-27 | Cornerstone Ministries International | 129-131 West 4 th Street | 704 | 1 | TODD-TD Transit Oriented Development Downtown-Transit District |

- The applicant is seeking to rehabilitate a 1-story building with interior renovations to accommodate a house of worship which does not meet the houses of worship supplementary zoning regulations.

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review and adopt the Zoning Board of Adjustment Annual Report for the year 2018

XI. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday March 6, 2019;** April 3, 2019; May 1, 2019; June 19, 2019 (Third Wednesday per approval by the board); July 10, 2019 (Second Wednesday per approval by the board); August 7, 2019; September 4, 2019; October 2, 2019; November 6, 2019; and December 4, 2019

NOTE 2: The Board will not hear any cases after 10:30 P.M. All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486.

ZBA agenda.2/6/2019